003.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,900 / 956,900
					USE VALUE:	956,900 / 956,900
					ASSESSED:	956,900 / 956,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	19-21 EGERTON ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 327 DEPT 16
Street 2:	
Twn/City:	HOUSTON
St/Prov:	TX Cntry: Own Occ: N
Postal:	77001 Type:

PREVIOUS OWNER

Owner 1:	YOUNG PAMELA G/TRUSTEE -
Owner 2:	PAMELA YOUNG TRUST -
Street 1:	PO BOX 327 DEPT 16
Twn/City:	HOUSTON
St/Prov:	TX Cntry:
Postal:	77001

NARRATIVE DESCRIPTION

This parcel contains 4,172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2909 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4172.000	516,500	4,300	436,100	956,900
Total Card	0.096	516,500	4,300	436,100	956,900
Total Parcel	0.096	516,500	4,300	436,100	956,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.94 | /Parcel: 328.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	2197
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!219!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,700	4300	4,172.	436,100	957,100	957,100	Year End Roll	12/18/2019
2019	104	FV	398,600	4300	4,172.	463,400	866,300	866,300	Year End Roll	1/3/2019
2018	104	FV	398,600	4300	4,172.	338,000	740,900	740,900	Year End Roll	12/20/2017
2017	104	FV	351,500	4300	4,172.	294,400	650,200	650,200	Year End Roll	1/3/2017
2016	104	FV	351,500	4300	4,172.	250,800	606,600	606,600	Year End	1/4/2016
2015	104	FV	315,000	4300	4,172.	245,300	564,600	564,600	Year End Roll	12/11/2014
2014	104	FV	315,000	4300	4,172.	201,700	521,000	521,000	Year End Roll	12/16/2013
2013	104	FV	327,100	4300	4,172.	191,900	523,300	523,300		12/13/2012

PRINT

Date	Time
12/10/20	16:04:04

LAST REV

Date	Time
04/24/19	11:07:35
mmcmakin	
219	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG PAMELA G/	1542-40	1	3/28/2019	Convenience	1	No	No		
YOUNG WILLIAM F	1373-7		8/12/2009	Family	1	No	No		
YOUNG WILLIAM F	1233-127		2/12/2001	Family	10	No	No		
YOUNG WILLIAM/E	1187-129		5/18/1998	Family	10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2012	1551	Re-Roof	8,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
4/12/2013	Info Fm Prmt	MM	Mary M
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2197
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4172		Sq. Ft.	Site		0	80.	1.31	1									436,128						436,100	

Total AC/HA: 0.09578 | Total SF/SM: 4172 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,128 | Spl Credit | Total: 436,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01094878
Const Adj.:	0.97903168
Adj $ / SQ:	168.258
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701798
Depreciation:	185275
Depreciated Total:	516523

COMMENTS

3 BELLS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

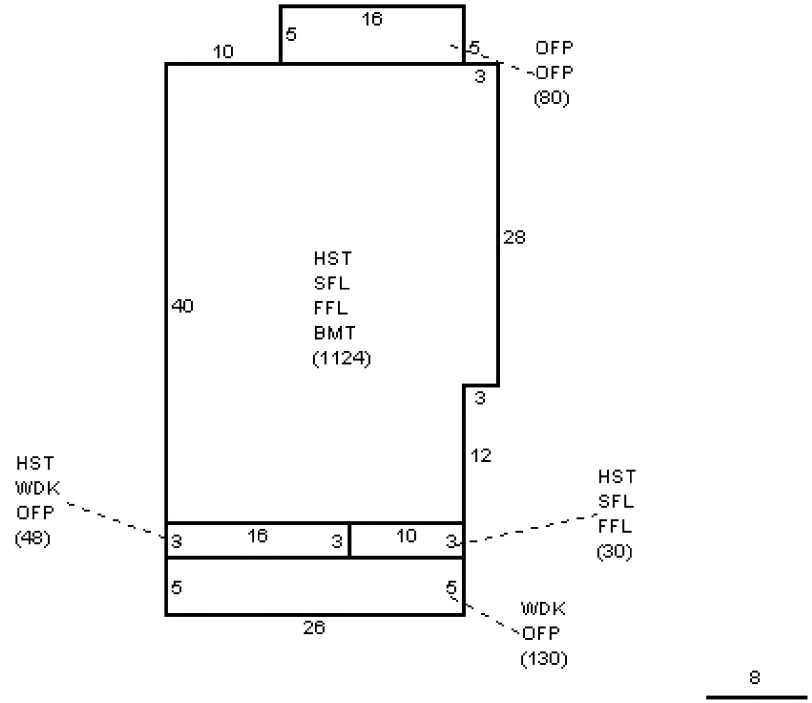
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.26
Special Features:	0	Val/Su Net:	113.54
Final Total:	516500	Val/Su SzAd	177.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,154	168.260	194,169
SFL	Second Floor	1,154	168.260	194,169
BMT	Basement	1,124	50.480	56,736
HST	Half Story	601	168.260	101,123
OFP	Open Porch	338	20.930	7,075
WDK	Deck	178	11.370	2,025

Net Sketched Area:	4,549			Total:	555,297
Size Ad	2909	Gross Are	5150	FinArea	2909

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1925	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300